

COLUMBIA SHUSWAP REGIONAL DISTRICT

ELECTORAL AREA B ZONING AMENDMENT BYLAW NO. 851-28

A bylaw to amend the "Electoral Area B Zoning Bylaw No. 851"

WHEREAS the Board of the Columbia Shuswap Regional District adopted Bylaw No. 851;

AND WHEREAS the Board deems it appropriate to amend Bylaw No. 851;

NOW THEREFORE the Board of the Columbia Shuswap Regional District, in open meeting assembled, HEREBY ENACTS as follows:

1. " Electoral Area B Zoning Bylaw No. 851", as amended, is hereby amended as follows:

A. TEXT AMENDMENTS

1. Schedule A, Zoning Bylaw Text, is hereby amended as follows:

- a. All instances of "single family dwelling" used throughout the bylaw shall be replaced with "single detached dwelling".
- b. All instances of "multiple family dwelling" used throughout the bylaw shall be replaced with "multiple-dwelling".
- c. All instances of "guest accommodation" throughout the bylaw shall be deleted and the relevant sections renumbered accordingly.

2. Part 1 Definitions shall be amended by:

- Deleting the following definitions: guest accommodation, family, multiple family dwelling, and single-family dwelling.
- Adding the following definitions:
 - DOMESTIC WATER SYSTEM has the same meaning as in the Drinking Water Protection Act, but excludes a tank truck, vehicle water tank or other similar means of transporting drinking water, whether or not there are any related works or facilities;
 - HOUSEHOLD means people living together in one (1) *dwelling unit* using a common kitchen;
 - MULTIPLE-DWELLING is a *building* containing three or more *dwelling units* each of which is occupied or intended to be occupied as a permanent home or residence of not more than one *household*;
 - SECONDARY DWELLING UNIT, ATTACHED is a *secondary dwelling unit* that shares at least one common wall with the *single detached dwelling*.

- SINGLE DETACHED DWELLING means a detached *building* containing only one (1) principal *dwelling unit* and, where permitted by this *Bylaw*, one (1) *secondary dwelling unit*. For the purposes of this *Bylaw*, a *manufactured home* is considered a *single detached dwelling*.
- Amending the following definitions:
 - DWELLING UNIT is a use of one (1) or more rooms in a detached *building* with self-contained eating, living, sleeping and sanitary facilities and not more than one *kitchen*, used or intended to be used as a residence for no more than one (1) household. This use does not include a *camping unit*, *park model*, *tourist cabin*, or a *sleeping unit* in a *hotel*, *lodge* or *motel*;
 - SECONDARY DWELLING UNIT is an additional, self-contained, *dwelling unit* that is accessory to the *single detached dwelling* on a parcel. For clarity, *multiple-dwellings*, boarding rooms and rooming houses are excluded from the definition of *secondary dwelling unit*.

3. Part 3 General Regulations shall be amended by:

- a. Section 3.7 Provisions for a Second Single Family Dwelling within the ALR, and all references throughout the bylaw to Section 3.7 shall be deleted.
- b. Section 3.15 Secondary Dwelling Unit shall be deleted and replaced with the following:

“3.15 Secondary Dwelling Unit

.1 Where permitted in a zone, the number and type of *secondary dwelling unit* (SDU) is determined by the *parcel* size and level of service:

Parcel Size	Level of Service	SDU Regulation	Total Dwelling Units Permitted***	Number of Residential Buildings Permitted
Any	Community Sewer System**	1 attached* and 1 detached SDU	3	2
< 1 ha	On-site Sewage Disposal	1 attached* or 1 detached SDU	2	1-2

1 ha – 8 ha	On-site Sewage Disposal	1 attached SDU* <u>and</u> 1 detached SDU	2-4	2-3
>8 ha	On-site Sewage Disposal	1 attached* <u>or</u> 1 detached SDU per single detached dwelling	2-4 depending on whether a property is in the ALR	2-4

*Attached SDU is a *secondary dwelling unit* that shares at least one common wall with the single detached dwelling.

**For an SDU, despite the definition in Part 1 of this bylaw, the number of connections for a community sewer system may be less than 50 provided written confirmation from the sewer system operator that the system has the capacity to service the proposed SDU is received.

***The total number of dwelling units permitted is based on the number of single detached dwellings permitted in a zone plus the number of SDUs permitted in this section.

.2 A secondary dwelling unit must:

- (a) have a *floor area, net* no greater than 140 m²;
- (b) have a door direct to the outdoors without passing through any part of the *single detached dwelling unit*;
- (c) remain under the same legal title as the principal *single detached dwelling unit*, and not be stratified;
- (d) be serviced by an on-site sewerage disposal system in accordance with the Sewerage System Regulations of the Public Health Act and it must be demonstrated that there is a suitable back up field area on the parcel unless a community sewer system is available in which case connection to the community sewer system is required. For lots less than 1 ha the back up field area is required to be protected by a Section 219 covenant.
- (e) be serviced with potable water from either a *domestic water system* or a *community water system*;
- (f) not be used as a *vacation rental* unless expressly permitted by this *Bylaw*;
- (g) not be used as a *bed and breakfast*; and,
- (h) Off-street parking shall be provided in accordance with Part 4 of this bylaw.

.3 Notwithstanding 3.15 and 3.15, secondary dwelling units on property within the Agricultural Land Reserve (ALR) must be in accordance with Agricultural Land Commission regulations for residential dwelling units in the ALR.

.4 Notwithstanding the provisions of Section 3.15, where a special regulation within a zone permits more than one *dwelling unit* on a parcel, a *secondary dwelling unit* is not permitted.”

4. Part 4 - Parking and Loading Regulations shall be amended as follows:

- Section 4.2 – replace “*guest accommodation*” with “*secondary dwelling unit*”;
- Section 4.5(2) – replace “*guest accommodation*” with “*secondary dwelling unit*”;
- Table 1 – delete “*guest cottage*”, and associated regulations, and add the following after “*Retail Store, Rental Shop*”:

<i>Secondary dwelling unit (SDU)</i>	One (1) for a studio or 1 bedroom SDU; or Two (2) for a two (2) or more bedroom SDU	
--------------------------------------	---	--

5. Part 5 Zones shall be amended as follows:

RURAL AND RESOURCE ZONE - RSC by amending Section 5.3(3)(d) as follows:

(d) Maximum number of single detached dwelling units per parcel	<ul style="list-style-type: none"> • On parcels less than 8 ha (19.76 ac); 1 • On parcels equal to or greater than 8 ha (19.76 ac); 2
---	---

- by amending Section 5.3(3)(e) as follows:

(e) Maximum number of secondary dwelling units per parcel	Subject to Section 3.15 of this bylaw
---	---------------------------------------

- by deleting Section 5.3(3)(h) and replacing with “Deleted”;

RURAL HOLDINGS ZONE - RH by amending Section 5.4(3)(d) as follows:

(d) Maximum number of single detached dwelling units per parcel	<ul style="list-style-type: none"> • On parcels less than 8 ha (19.76 ac); 1 • On parcels equal to or greater than 8 ha (19.76 ac); 2
---	---

- by amending Section 5.4(3)(e) as follows:

(e) Maximum number of secondary dwelling units per parcel	Subject to Section 3.15 of this bylaw
---	---------------------------------------

- by deleting Section 5.4(3)(g) and replacing with “Deleted”;

SMALL HOLDINGS ZONE - SH by amending Section 5.5(3)(e) as follows:

(e) Maximum number of secondary dwelling units per parcel	Subject to Section 3.15 of this bylaw
---	---------------------------------------

- by deleting Section 5.5(3)(g);
- by deleting Section 5.5(4)(a) and replacing with “Deleted”;

RURAL RESIDENTIAL 2 ZONE - RR2 by amending Section 5.6(3)(e) as follows:

(e) Maximum number of secondary dwelling units per parcel	Subject to Section 3.15 of this bylaw
---	---------------------------------------

- by deleting Section 5.6(3)(g) and replacing with “Deleted”;

RURAL RESIDENTIAL 1 ZONE - RR1 by amending Section 5.7(3)(e) as follows:

(e) Maximum number of secondary dwelling units per parcel	Subject to Section 3.15 of this bylaw
---	---------------------------------------

- by deleting Section 5.7(3)(g) and replacing with “Deleted”;

RESIDENTIAL 3 ZONE - RS3 by amending Section 5.8(3)(e) as follows:

(e) Maximum number of secondary dwelling units per parcel	Subject to Section 3.15 of this bylaw
---	---------------------------------------

- by deleting Section 5.8(3)(g) and replacing with “Deleted”;
- by amending Section 5.9(3)(d) as follows:

(e) Maximum number of secondary dwelling units per parcel	Subject to Section 3.15 of this bylaw
---	---------------------------------------

COMPREHENSIVE DEVELOPMENT B1 ZONE (Mt. McPherson Rd) CDB1 - (Development Area 1)

- by deleting Section 5.9(3)(f) and replacing with “Deleted”;

COMPREHENSIVE DEVELOPMENT B2 ZONE (Shelter Bay) - CDB2 by amending Section 5.10 as follows:

Development Area 1, Secondary Uses by adding “(e) secondary dwelling unit”; and
 Development Area 1, Regulations table by amending (d) to “Maximum number of single detached dwellings per parcel”; and

Development Area 1, Regulations table by adding a new row as follows:

(h) Secondary dwelling unit	Subject to Section 3.15 of this bylaw	N/A	N/A
-----------------------------	---------------------------------------	-----	-----

Development Area 2, Secondary Uses by adding “(d) secondary dwelling unit”; and
 Development Area 2, Regulations table by amending (d) to “Maximum number of single detached dwellings per parcel”; and

Development Area 2, Regulations table by adding a new row as follows:

(h) Secondary dwelling unit	Subject to Section 3.15 of this bylaw	N/A	N/A
-----------------------------	---------------------------------------	-----	-----

Development Area 3, Secondary Uses by adding “(c) secondary dwelling unit”; and
 Development Area 3, Regulations table by amending (d) to “Maximum number of single detached dwellings per parcel”; and

Development Area 3, Regulations table by adding a new row as follows:

(h) Secondary dwelling unit	Subject to Section 3.15 of this bylaw	N/A	N/A
-----------------------------	---------------------------------------	-----	-----

Development Area 5, Regulations table by amending Subsection (e) as follows:

(e) Maximum number of secondary dwelling units	Subject to Section 3.15 of this bylaw
--	---------------------------------------

Development Area 5, Regulations table by deleting Subsection (g) and replacing with “Deleted”.

Development Area 6, Regulations table by amending Subsection (e) as follows:

(e) Maximum number of secondary dwelling units	Subject to Section 3.15 of this bylaw
--	---------------------------------------

Development Area 6, Regulations table by deleting Subsection (g) and replacing with “Deleted”;

- by amending Section 5.12(3)(f) as follows:

(e) Maximum number of secondary dwelling units per parcel	Subject to Section 3.15 of this bylaw
---	---------------------------------------

HIGHWAY COMMERCIAL ZONE - HC by amending Section 5.12(3)(f) as follows;

(f) Maximum number of	Subject to Section 3.15 of this bylaw
-----------------------	---------------------------------------

secondary dwelling units per parcel	
-------------------------------------	--

- by deleting Section 5.12(3)(g), and replacing with “Deleted”;

NEIGHBOURHOOD COMMERCIAL ZONE - NC by amending Section 5.13(3)(e) as follows:

(e) Maximum number of secondary dwelling units per parcel	Subject to Section 3.15 of this bylaw
---	---------------------------------------

- by deleting Section 5.13(3)(f) and replacing with “Deleted”;

RESORT COMMERCIAL 1 ZONE - RC1 by amending Section 5.14(3)(f) as follows:

(e) Maximum number of secondary dwelling units per parcel	Subject to Section 3.15 of this bylaw
---	---------------------------------------

- by deleting Section 5.14(3)(g) and replacing with “Deleted”;

RESORT COMMERCIAL 2 ZONE - RC2 by amending Section 5.15(3)(e) as follows:

(e) Maximum number of secondary dwelling units per parcel	Subject to Section 3.15 of this bylaw
---	---------------------------------------

- by deleting Section 5.15(3)(f) and replacing with “Deleted”;

VACATION RENTAL ZONE - VR by amending Section 5.16(3)(e) as follows:

(e) Maximum number of secondary dwelling units per parcel	Subject to Section 3.15 of this bylaw
---	---------------------------------------

GENERAL INDUSTRIAL ZONE - ID1 - by amending Section 5.17(3)(e) as follows:

(e) Maximum number of secondary dwelling units per parcel	Subject to Section 3.15 of this bylaw
---	---------------------------------------

- by deleting Section 5.17(3)(f) and replacing with “Deleted”.

2. This bylaw may be cited as "Electoral Area B Zoning Amendment Bylaw No. 851-28"

READ a first time this _____ 15th _____ day of _____ February _____, 2024.

READ a second time this _____ 15th _____ day of _____ February _____, 2024.

READ a third time this _____ day of _____, 2024.

Approved pursuant to Section 52(3)(a) of the Transportation Act this _____ day of _____, 2024.

for: Ministry of Transportation and Infrastructure

ADOPTED this _____ day of _____, 2024.

CORPORATE OFFICER

CHAIR

CERTIFIED a true copy of Bylaw No. 851-28
as read a third time.

CERTIFIED a true copy of Bylaw No. 851-28
as adopted.

CORPORATE OFFICER

CORPORATE OFFICER